

Project Description:

Service Plaza Initiative – A Redevelopment Program



REDEVELOPMENT, OPERATION AND MAINTENANCE OF SERVICE PLAZA FACILITIES
I-95 DARIEN NORTHBOUND & SOUTHBOUND, MILFORD SOUTHBOUND
TYPICAL EXTERIOR RENDERING

AUGUST 13, 2009

Project Scope: Following the expiration of prior concession agreements with ExxonMobil for the provision of fuel services and McDonalds' for the provision of food services, Project Service LLC began operating the food and fuel concessions at the Department's twenty-three service plazas on December 7, 2009. Project Service was awarded the contract as the result of a competitive RFP process that required a proposer to both operate the facilities' concessions and fully fund a construction program to renovate each facility. The Service Plaza Initiative will change the face of the State's fuel and food service plaza facilities on Routes I-95, I-395 and 15 through an innovative solution, significantly improving the quality and character of the facilities and the services offered to traveling consumers. The facilities were built in the 1940s and 1950s, and with the exception of a few minimal renovations, have had no significant capital improvements in the past twenty-five years. Project Service's solution included extensive renovations at all 23 facilities that will create service plaza environments that are safe, clean, inviting, comfortable, and that will offer a variety of food and beverage choices, including healthy options. The current estimated cost for the redevelopment effort is approximately \$178 million. This work includes the construction of completely new (and much larger) buildings at the Darien Northbound and Southbound and Milford Southbound locations. The work also includes providing a minimum of 120 additional truck parking spaces among the six Darien, Milford, and Fairfield plazas compared to what exists today at those locations. In addition, truck idle reduction technology will be provided at 82 spaces along I-95. Mobil gasoline, Subway, Dunkin Donuts, and a convenience store will be offered at all 23 locations and McDonalds' will also be offered at 8 of the I-95 locations. A variety of additional food and retail vendors, yet unnamed, will also be offered at many of the larger I-95 locations. The introduction of freshly made food offerings at the route 15 and I-395 locations is a major improvement to the pre-packaged offerings that were previously the only option at these locations.

Financial Sources: The capital improvements described above are being performed solely with private capital and without the use of State or Federal monies. Interim State money was needed to "upfront" costs associated with environmental clean-up resulting from prior fuel operations at each site while a settlement with ExxonMobil was reached. This settlement was concluded in mid-April 2011.



Budget Analysis: Sufficient interim funding was identified to fund the necessary environmental remediation efforts while a settlement with ExxonMobil was reached. The settlement with ExxonMobil infused a significant amount of money into an independent remediation escrow account that will be used to fund the remediation efforts.

Schedule Analysis: The Concession Agreement with Project Service requires that the entire redevelopment program, that renovates all 23 facilities, be complete by May 15, 2015. All parties are striving to meet a more aggressive schedule that completes all of the work more than a year earlier with a proposed completion at the end of winter 2014 (hereinafter referred to as the “targeted” schedule). Separate from the main redevelopment program, underground storage tanks have been replaced in Greenwich, a new potable water well system has been installed in Montville, and the replacement of a septic system in Montville will be completed by the end of June 2011. The first plaza redevelopment project (North Haven S/B) started construction on July 28, 2010 and the N/B side started construction on October 12, 2010. The North Haven S/B plaza reopened on April 21, 2011 with the N/B plaza reopening by the end of June 2011. Both of the Milford service plazas on I-95 closed for construction on December 1, 2010. They are scheduled to reopen to traffic in early 2012. The Milford Southbound facility will be the first of the completely new structures that demolishes the existing building in its entirety.

Challenges and Risks: The Service Plaza Initiative is a very aggressive program with an accelerated schedule, including a public outreach component, that all parties are working diligently to achieve. In order to bring the much needed redeveloped facilities (and additional truck parking spaces) on-line quickly, there will be impacts to the traveling public when multiple facilities close for construction at similar times.

Outlook: The next major locations that will go under construction are the Plainfield service plazas on I-395 starting in the summer of 2011. Both of the Greenwich service plazas and the Fairfield service plazas on the Merritt Parkway (Rte 15) are expected to begin construction in early fall of 2011. In order to help address some of the resultant increase in demand at the Fairfield I-95 locations, Subway concessions will be installed at both the Northbound and Southbound existing Fairfield facilities.

Recent Activity: Work is completed at the North Haven southbound plaza and will be complete by the end of June at the north Haven southbound plaza. Work is well underway at Milford northbound with structural elements in place and roof framing started. All planned remediation activities have been completed at this site. At Milford southbound all facility demolition work has been completed with excavation begun for the replacement building’s footings and foundation. Underground drainage structures and other utility related work are in process. Planned remediation activities should conclude by the end of June 2011 allowing site activities to proceed at a more rapid pace.